





Property Description

We are delighted to introduce this well-presented two bedroom first floor flat to the market, situated in a popular location. Benefiting from two double bedrooms, open-plan kitchen/living/dining room, bathroom and communal outdoor space.

Located in the heart of Saltash, close to a host of local amenities such as an array of shops and restaurants and stone's throw away from the Tamar Bridge whilst also being a short stroll to main transport links.

This flat comprises a spacious bright and airy open-plan kitchen/living/dining room giving that contemporary living feel, with matching wall and base units and built-in appliances, two good-sized double bedrooms and a modern bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers communal outdoor space.

This flat is the perfect opportunity for a first-time buyer or investor, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Kitchen/Living/Dining Room

17' 2" maximum x 15' 1" maximum (5.23m maximum x 4.60m maximum)

Bedroom One

14' 1" maximum x 9' 6" maximum (4.29m

maximum x 2.90m maximum)

Bedroom Two

13' 6" x 7' 2" (4.11m x 2.18m)

Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 53.7 m² (578 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: D

Council Tax
 Band: A

Service Charge:
 1680.00

Ground Rent:
 120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBU110136

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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